

CHAPTER 4_SALVOKOP FRAMEWORK

4.1 Introduction

A group was formed to construct a framework for the larger Salvokop area. This group consisted of Zakkiya Khan (an interior architecture student), Karl-Robert Gloeck and Minette Teesen (both architecture students). The 'Proposed Salvokop Framework' will construct a context for the individuals to work in and respond to. A framework maintains that all who work in the area keep to an overall theme and concept, this resulting in a vision for Salvokop that is uniform and constant. The framework will assist and provide guidelines to each individuals design. Framework precedents were examined first to illustrate previous solutions and approaches to frameworks. An analysis of the area and its existing frameworks was also done to inform the group's decisions. A framework will be proposed for the area at the end of this chapter together with proposed concept sections.

4.2 Framework precedents

4.2.1 Boston's Emerald Necklace (1896)

Location: Boston and Brookline in Massachusetts, United

States of America

Landscape architect: Frederick Law Olmsted

Description: The Emerald Necklace consists of an 4.5 km² chain of parks linked by parkways and waterways. It gets its name from the way the planned chain appears to hang from the "neck" of the Boston peninsula, although it was never fully constructed. The Necklace comprises half of the City of Boston's park acreage, parkland in the Town of Brookline, and parkways and park edges of Massachusetts. More than 300,000 people live within its watershed area. The Emerald Necklace is the only remaining intact linear park.

Critique: Boston's Emerald necklace is a precedent dating back to 1896 that deals successfully with using landscape and green open space networks to drive development in a city and to keep it ecologically healthy. This project demonstrates landscape urbanism principles, principles that are driven by the idea that landscape instead of building is seen as the basic building block of the city (Waldheim, 2006: 11). This precedent illustrates that principles of landscape urbanism are not new and have been around for many years.



4.2.2 Milan’s Green Plan Framework (2008)

Location: Milan, Italy

Landscape architects: LAND

Description: The city of Milan has been selected to host the 2015 Universal Exposition. Its themes include: feeding the planet and energy for life. As a result the city is focussing on connecting and linking green open spaces to create a green open space network that will provide a healthier and more live-able city. It consists of 1600 hectares with 72 km walking and cycling routes connecting the open spaces in the inner city to large metropolitan parks and open spaces on the boundaries of the city (Kipar, 2008: 45). The network includes green fields, parks, gardens, public squares, pedestrian routes, cycling routes and various modes of transport and other civil infrastructure. According to Kipar “Milan’s main goal is to become a greener city, able to organize a system that can recreate diffuse conditions of “naturalness” by connecting open urban spaces to large metropolitan parks and preserving and re-launching the residual cultivated fields” (ibid). The new PGT framework is based on “Densification on one side, permeability on the other” (Kipar, 2008: 45).

Critique: Milan’s Green Plan is a successful framework precedent that strives to create a balance between densification and permeability. The city of Pretoria is in desperate need of densification while permeability exists in the city but is not maximised. Furthermore, this precedent successfully illustrates landscape urbanism principles by bringing nature and city together and using landscape as a starting point for city frameworks and development, which is what the ‘Proposed Salvokop Framework’ will strive to achieve.

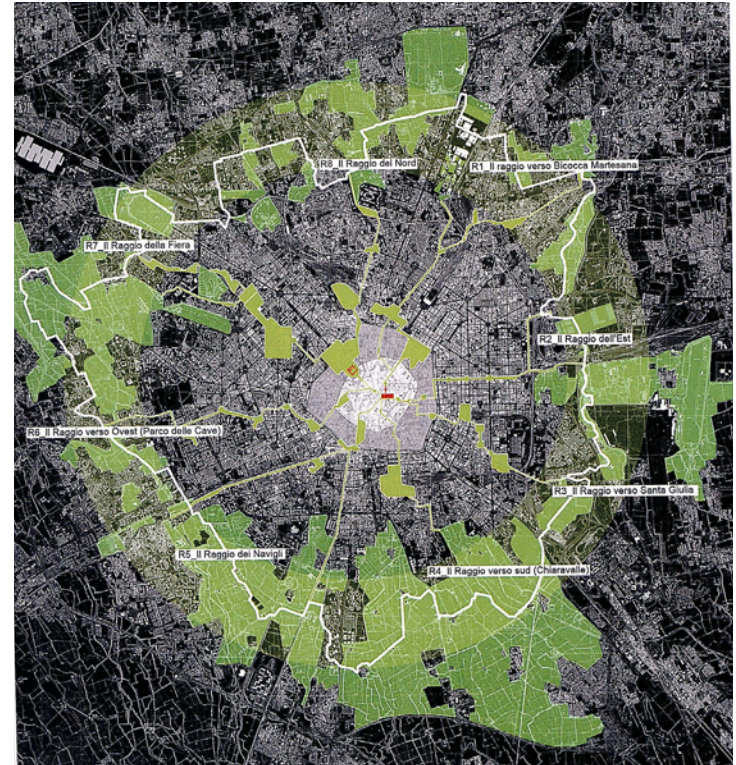


Illustration 82: The Milan “Green Plan”, a network of connected open spaces

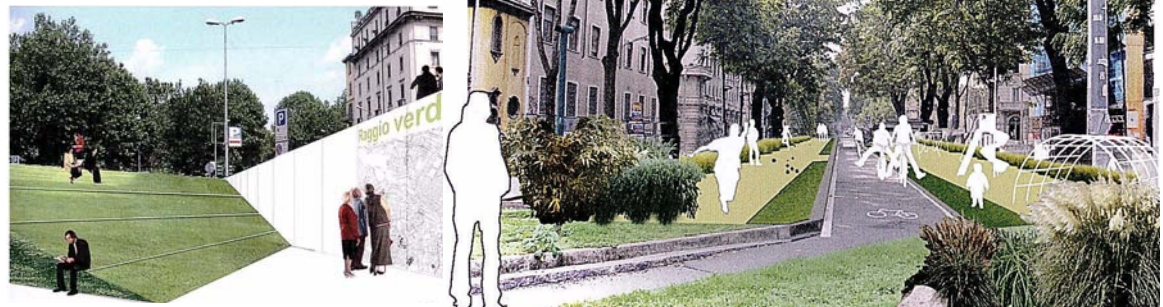


Illustration 83: The Milan “Green Plan”, a network of connected open spaces

4.3 SWOT analysis of Salvokop (strengths, weaknesses, opportunities and threats)

A study of the strengths, weaknesses, opportunities and threats of the site was done (see illustrations 84 - 87). The SWOT analysis shows that the framework needs to address and tackle weaknesses and threats such as the disconnection of Salvokop to the

city, the deteriorating state of the heritage fabric and the persistent nature of the alien invasive plant species. In addition, the framework needs to maximise and emphasise the strengths and opportunities such as the fine fabric set in contrast to the city, its central location and its interesting and captivating character.



Illustration 84: SWOT analysis of the site - strengths



Illustration 85: SWOT analysis of the site – weaknesses

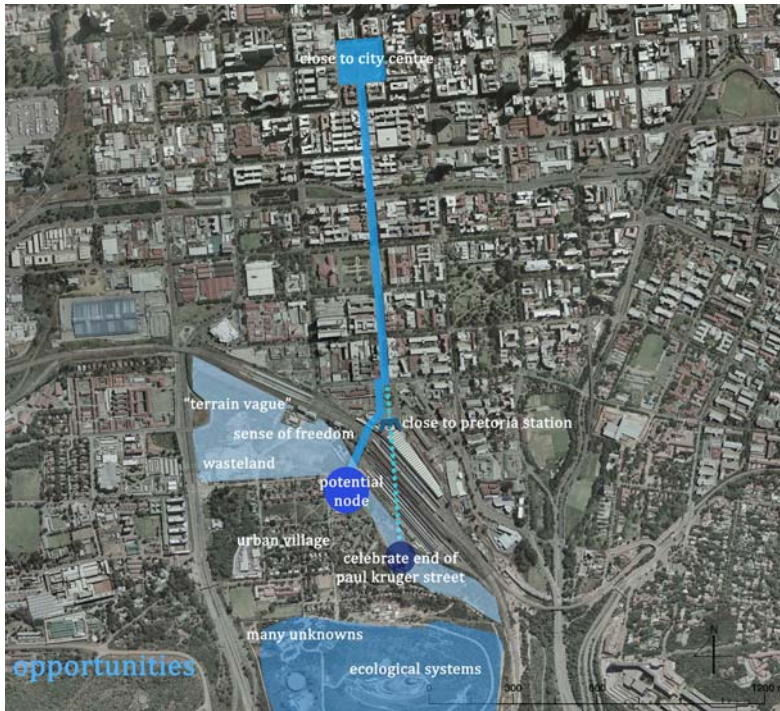


Illustration 86: SWOT analysis of the site – opportunities

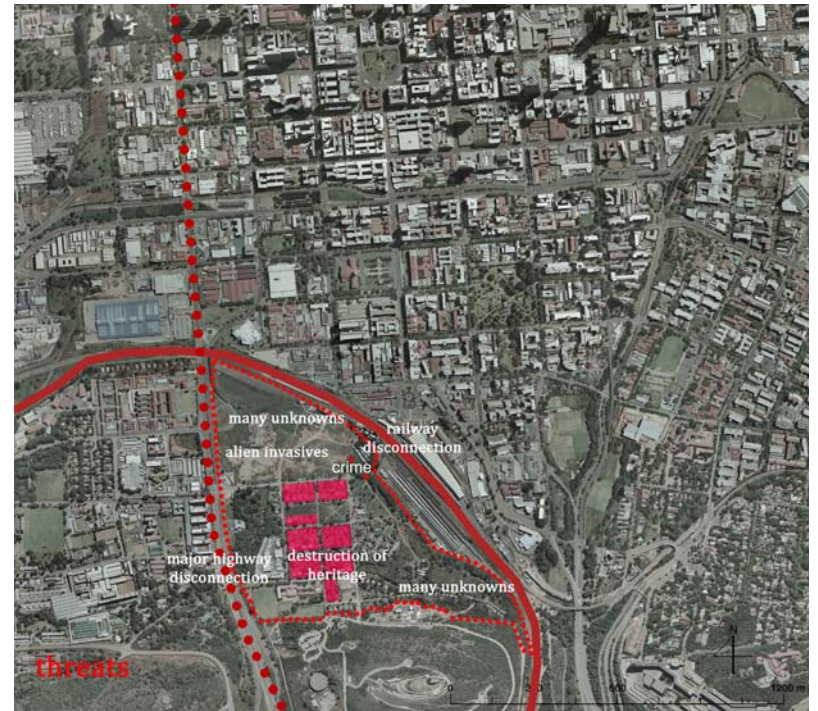


Illustration 87: SWOT analysis of the site - threats

4.4 Problem statement

The isolated nature of Salvokop, caused by the railway, has led to the development of a unique character. This separation has however also resulted in a disconnectedness of energies and activities from the rest of the city. There is an existing contrast between the Pretoria CBD and Salvokop. Salvokop comprises a fine heritage fabric compared to the city's hard, harsh big blocks (see illustration 88).

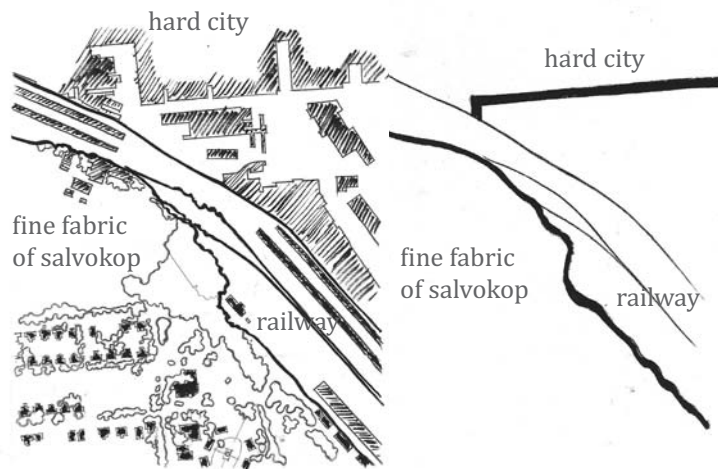


Illustration 88: Contrasting entities between city and Salvokop

4.5 Theoretical background influencing framework - *Small Change* by Nabeel Hamdi

The framework focusses on 'network governance'. An inside-out structure of social organisations and enterprises held together by well-connected and well-networked systems rather than command and control hierarchies or power elites analogous to organic systems (Turnbull, cited in Hamdi, 2009:107).

4.6 Definition of terms

preserve

- Maintaining the fabric of a place in its existing state and re-

tarding deterioration (Burra Charter, 1979).

- Maintaining the activities on grass root level and establishing a network (Hamdi 2004).
- Aspects of Salvokop that fall under the term *preserve*: **heritage**, conservation, **character**, identity, wastelands, social, ruins, ecology, railway, **urban fabric**, residential, informal trade, public space, processes, patterns, energies, industrial memory, breathing space, experience, **mnemo-technic devices**, catalyst, urban village, railway, sustainable, planning level, spatial level, chance encounter, movement, views, activities.

connect

- Bring together or into contact so that a physical and/or metaphysical link is established.
- To establish a relationship between unique edges.
- Aspects of Salvokop that fall under the term *connect*: route, **destination**, landmarks, waste, social, **economy**, **access**, **accessibility**, urban, activation, bridging, transport node, residential, informal trade, public space, industrial, tourism, breathing space, street edge, sustainable, **landscape urbanism**, urban farming, social housing, planning level, safety, prescription, catalyst, waste landscapes, energies, experience, spatial level, movement, views, **activities**.

4.7 Analysis of existing Salvokop frameworks

An indepth examination of existing Salvokop frameworks in terms of strengths and weaknesses and the concepts of *preserve and connect* will in turn affect and influence the decisions made for the final 'Proposed Salvokop Framework' (see illustration 89 - 96).

4.7.1 GAPP Framework

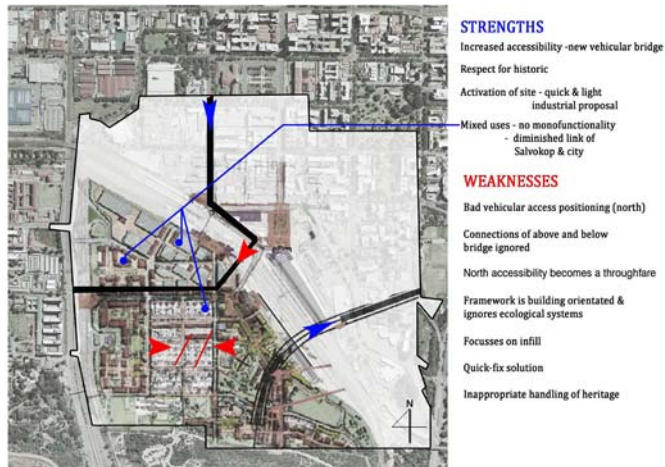


Illustration 89: GAPP Framework - strengths and weaknesses

4.7.2 Tshwane Open Space Framework

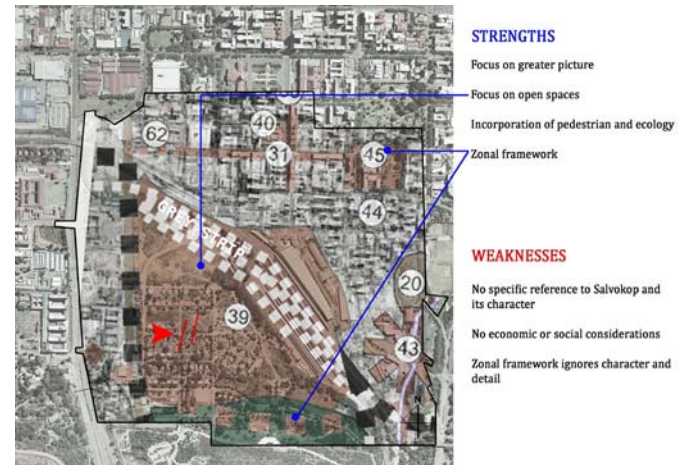


Illustration 91: Tshwane Open Space Framework - strengths and weaknesses



Illustration 90: GAPP Framework - preserve and connect



Illustration 92: Tshwane Open Space Framework - preserve and connect

04 SALVOKOP FRAMEWORK

4.7.3 Re Kgabisa Framework



Illustration 93: Re Kgabisa Framework - strengths and weaknesses

4.7.4 ARUP Framework



Illustration 95: ARUP Framework - strengths and weaknesses

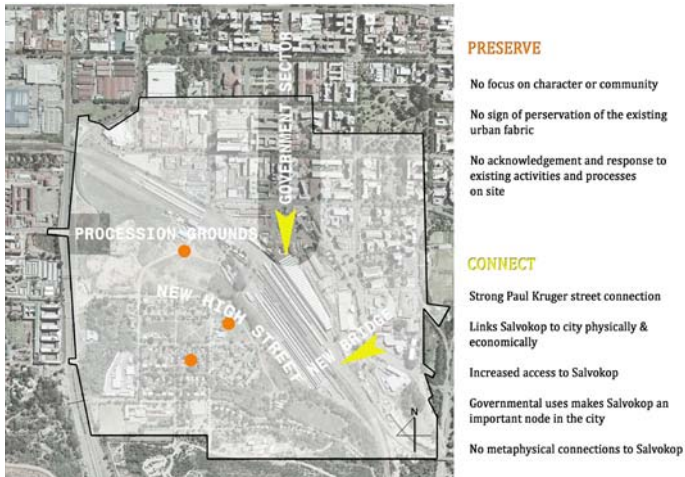


Illustration 94: Re Kgabisa Framework - preserve and connect



Illustration 96: ARUP Framework - preserve and connect

4.8 'Proposed Salvokop Framework'

The 'Proposed Salvokop Framework' focusses on the concepts of *preserve and connect*. These two concepts will lead to retaining the character of the site but still activating and linking it to the

city. The 'Proposed Salvokop Framework's' main decisions are to retain the open space in Salvokop, increase residential and building density, activate and commercialise the main streets and the addition of a new vehicular bridge into Salvokop.

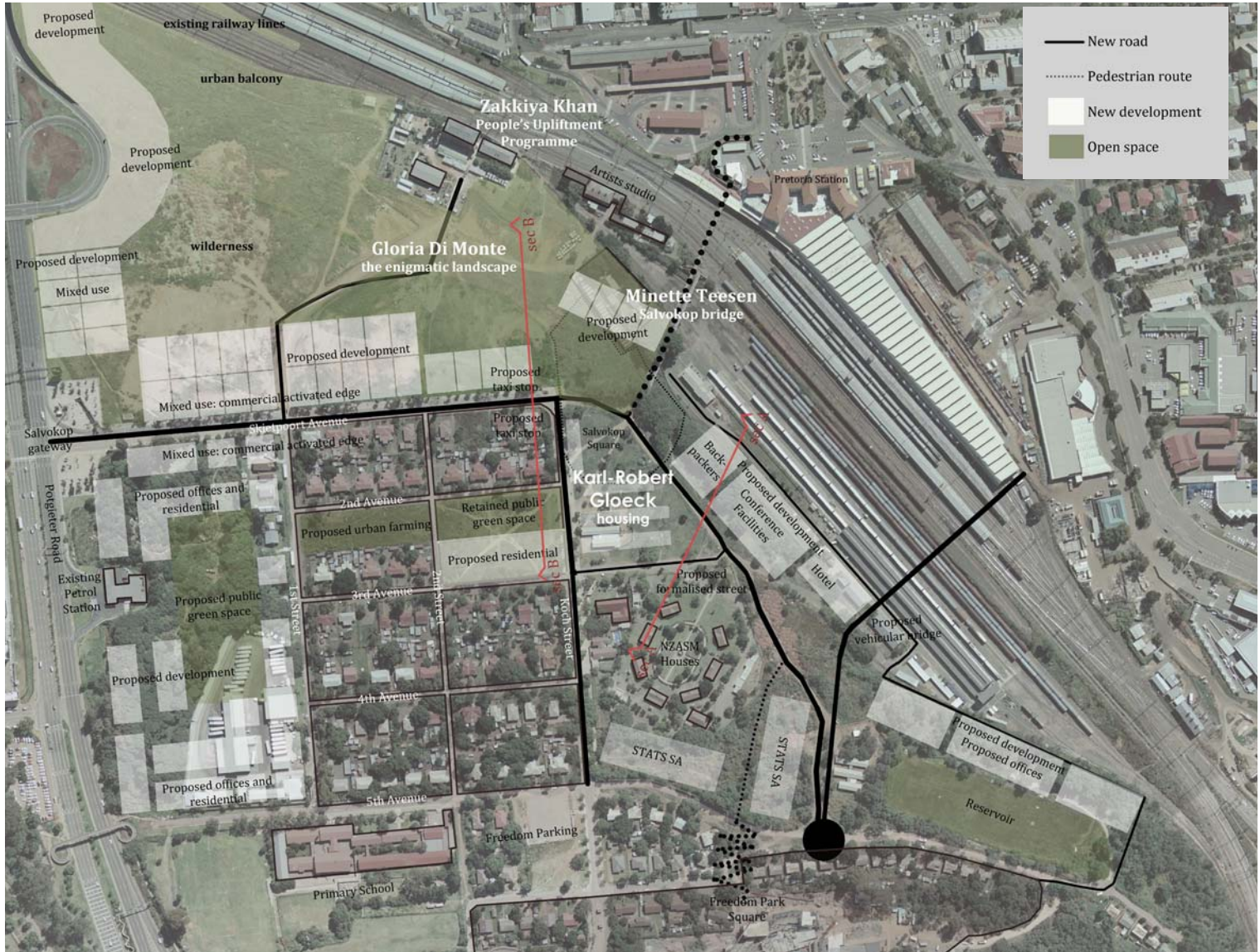


Illustration 97: 'Proposed Salvokop Framework'

4.9 'Proposed Salvokop Framework' - concept sections

4.9.1 Section A

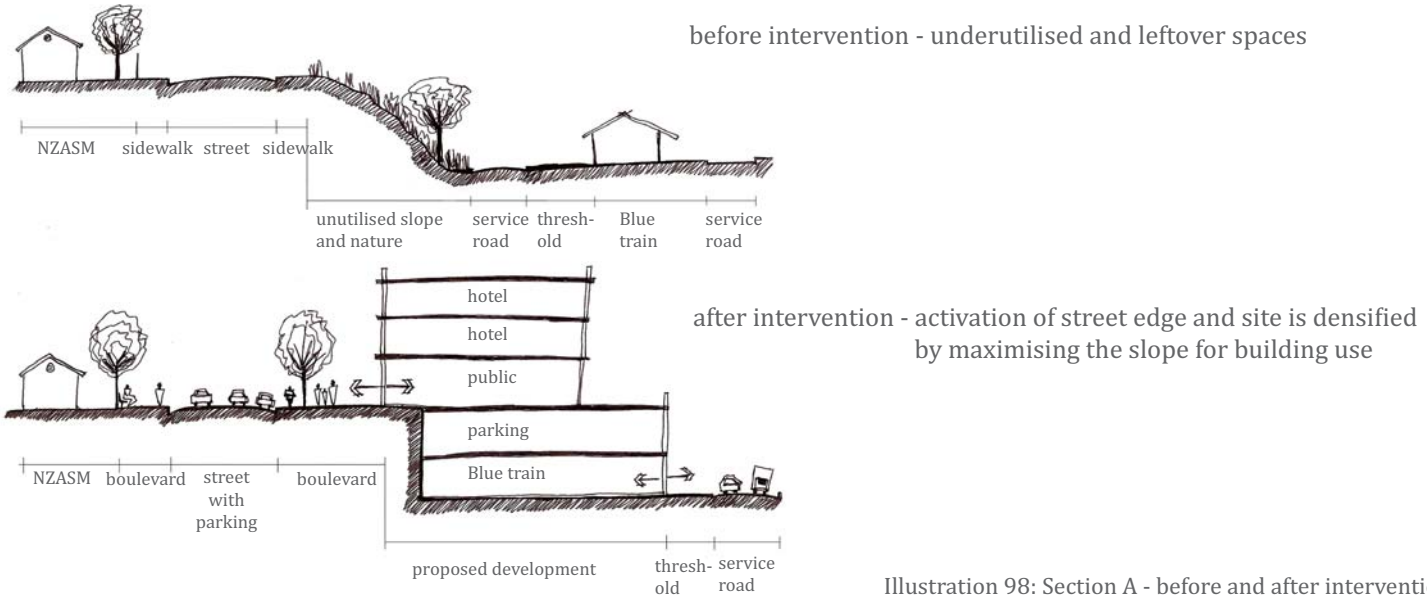
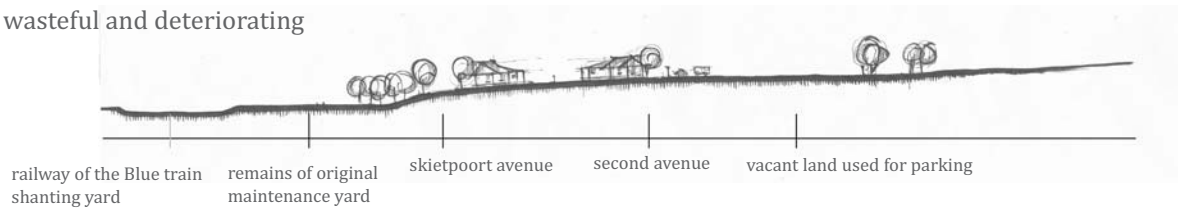


Illustration 98: Section A - before and after intervention

4.9.2 Section B

before intervention - wasteful and deteriorating



after intervention - site is densified

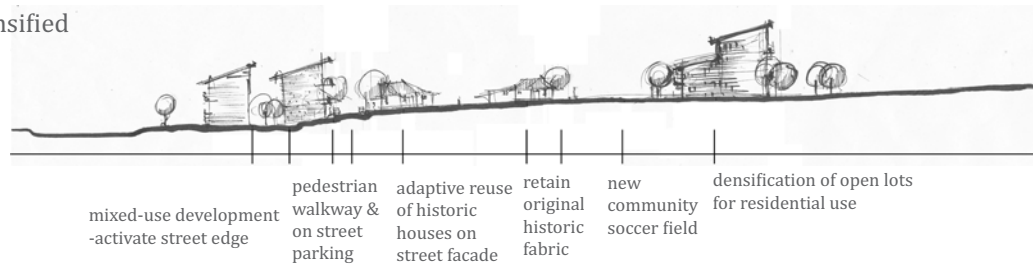


Illustration 99: Section B - before and after intervention

4.10 'Proposed Salvokop Framework' in terms of the concepts *Preserve and Connect*

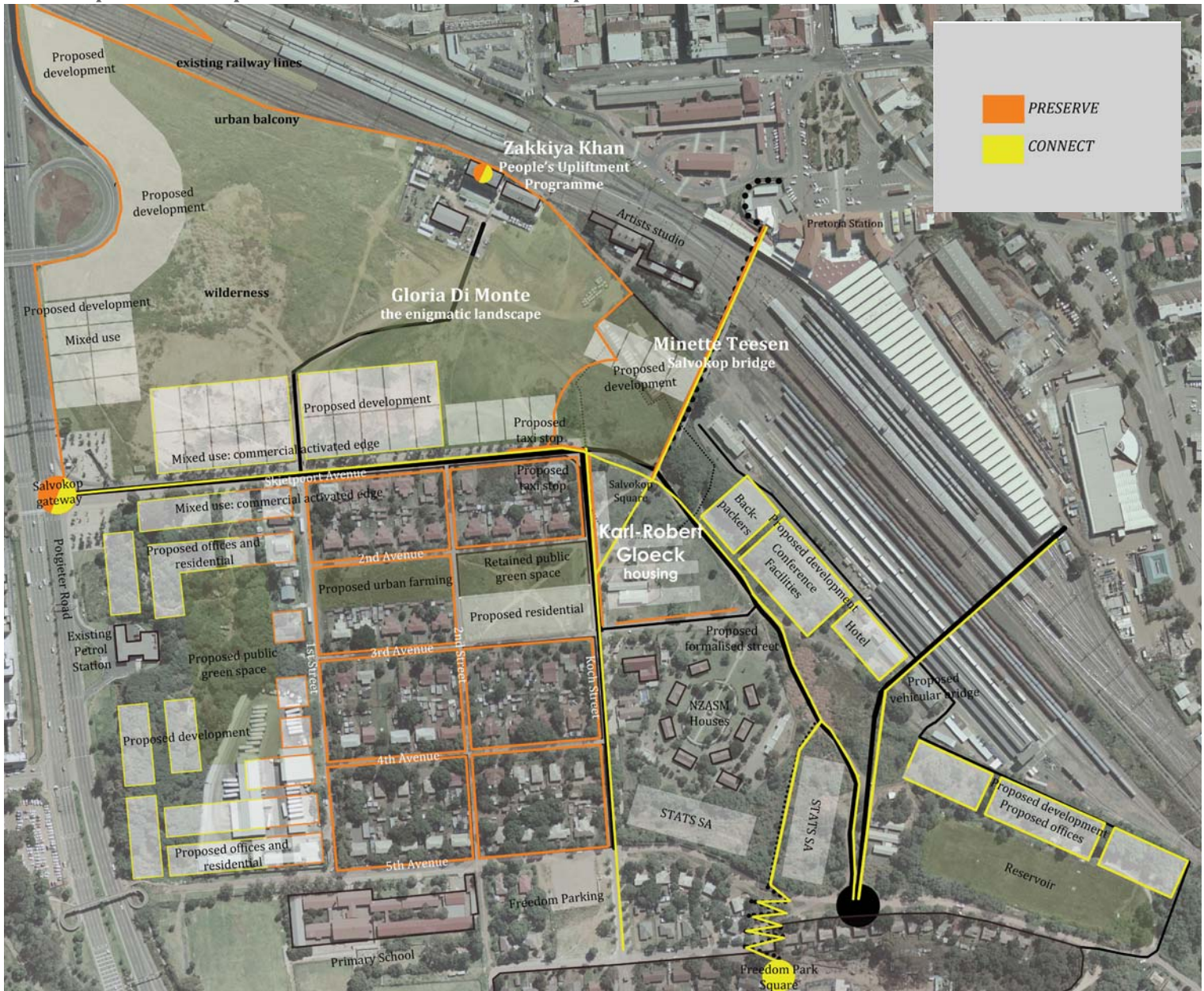
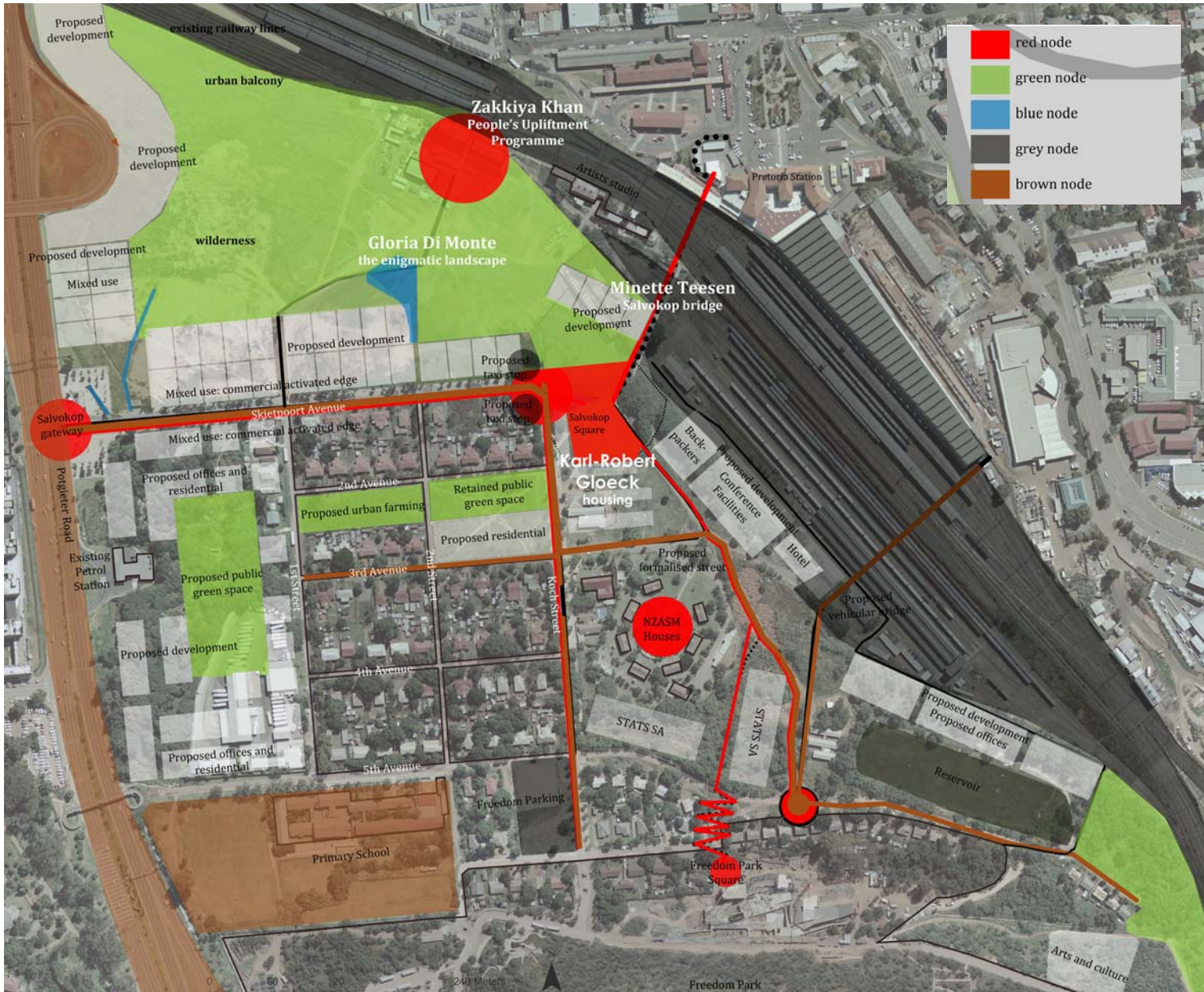


Illustration 100: 'Proposed Salvokop Framework' in terms of the concepts *Preserve and Connect*

4.11 *Tshwane open space framework* principles applied to the 'Proposed Salvokop Framework'



Tshwane open space framework node definitions

Red nodes - consist of the most important “Place-making moments” in the city structure. Include landmarks, gateways, squares and culture historical elements or places.

Green nodes - areas within which ecological systems, processes and value are concentrated. They include important habitats for fauna and flora.

Blue nodes - include dams, wetlands, peat lands as well as any area defined by the presence of a permanent water body or water saturated soils, housing aquatic fauna and flora.

Grey nodes - include open space with services and urban utilities such as water reservoirs, quarries, landfill sites and cemeteries.

Brown nodes - include predominantly informal and formalised recreational Open Spaces, (such as resorts, recreational parks, sport facilities) as well as socio-economic centres (such as urban cores).

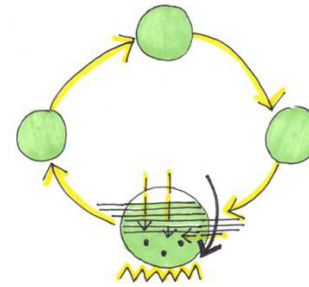
4.12 Individual project response to the ‘Proposed Salvokop Framework’

Illustration 102 illustrates each individuals parti diagram and how they will individually respond to the framework and its concepts of *preserve and connect*. Individually, the author of this dissertation will connect by creating a green open space network that links Salvokop to the rest of the city’s green open space network proposed on page 51. Visual connections of the wasteland will be made and the existing character will be retained, contributing to the preservation of the site and its qualities.

4.13 Conclusion

By preserving and connecting, Salvokop is fully activated without losing its character and fine heritage fabric. The ‘Proposed Salvokop Framework’ allows each individual to respond within their designs to this vision which ultimately contributes to the greater *Tshwane Open Space Framework* vision for Pretoria. The framework furthermore proposes a long term solution which allows the framework to adapt over time and not remain static. The following chapter consists of an in depth analysis of

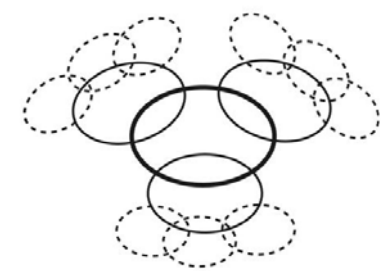
Salvokop in order to inform further chapters leading to the final design.



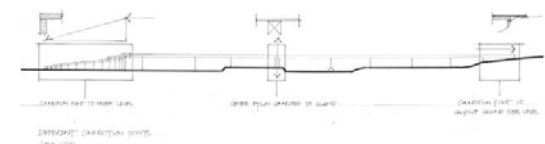
Gloria Di Monte



Zakkiya Khan



Karl-robert Gloeck



Minette Teesen

Illustration 102: Individual responses to ‘Proposed Salvokop Framework’ - parti diagrams